185.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	703,400 / 703,400
					USE VALUE:	703,400 / 703,400
					ASSESSED:	703,400 / 703,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GANNON THOMAS J & NANCY C
Owner 2:	
Owner 3:	
Street 1:	20 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .171 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1648 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7447.000	253,000		450,400	703,400
Total Card	0.171	253,000		450,400	703,400
Total Parcel	0.171	253,000		450,400	703,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.82 /Parcel: 426.82

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

124314

GIS Ref

GIS Ref

Insp Date

08/25/18

!14360!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 185.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	253,000	0	7,447.	450,400	703,400		Year end	12/23/2021
2021	101	FV	243,500	0	7,447.	450,400	693,900		Year End Roll	12/10/2020
2020	101	FV	243,500	0	7,447.	450,400	693,900	693,900	Year End Roll	12/18/2019
2019	101	FV	245,400	0	7,447.	450,400	695,800	695,800	Year End Roll	1/3/2019
2018	101	FV	245,400	0	7,447.	379,600	625,000	625,000	Year End Roll	12/20/2017
2017	101	FV	245,400	0	7,447.	347,400	592,800	592,800	Year End Roll	1/3/2017
2016	101	FV	245,400	0	7,447.	296,000	541,400	541,400	Year End	1/4/2016
2015	101	FV	203,000	0	7,447.	257,400	460,400	460,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:51:19

LAST REV

Date	Time
08/30/18	12:23:29
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14360

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	901-13		1/1/1978		62,000	No	No		Y

USER DEFINED

Prior Id # 1:	124314
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Inspected	PH	Patrick H
8/3/2018	MEAS&NOTICE	BS	Barbara S
10/14/2008	Meas/Inspect	163	PATRIOT
3/11/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7447		Sq. Ft.	Site		0	70.	0.86	7									450,389						450,400	

Total AC/HA:	0.17096	Total SF/SM:	7447	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	450,389	Spl Credit		Total:	450,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00237501
Adj $ / SQ:	135.321
Other Features:	82579
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343815
Depreciation:	90767
Depreciated Total:	253048

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

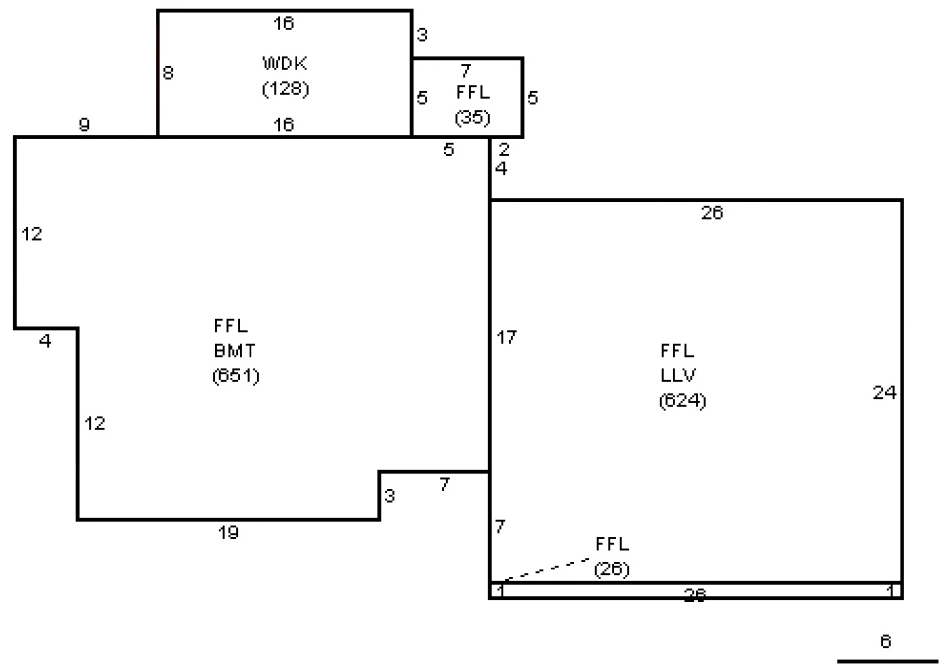
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	135.32
Special Features:	0	Val/Su Net:	92.37
Final Total:	253000	Val/Su SzAd	189.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,336	135.320	180,788
BMT	Basement	651	40.600	26,428
LLV	Lower Level	624	83.730	52,247
WDK	Deck	128	13.850	1,772

Net Sketched Area:	2,739	Total:	261,235
Size Ad	1336	Gross Area	2739	FinArea	1648
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2011	0.00	T	6.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

185.0-0002-0005.0

IMAGE

AssessPro Patriot Properties, Inc